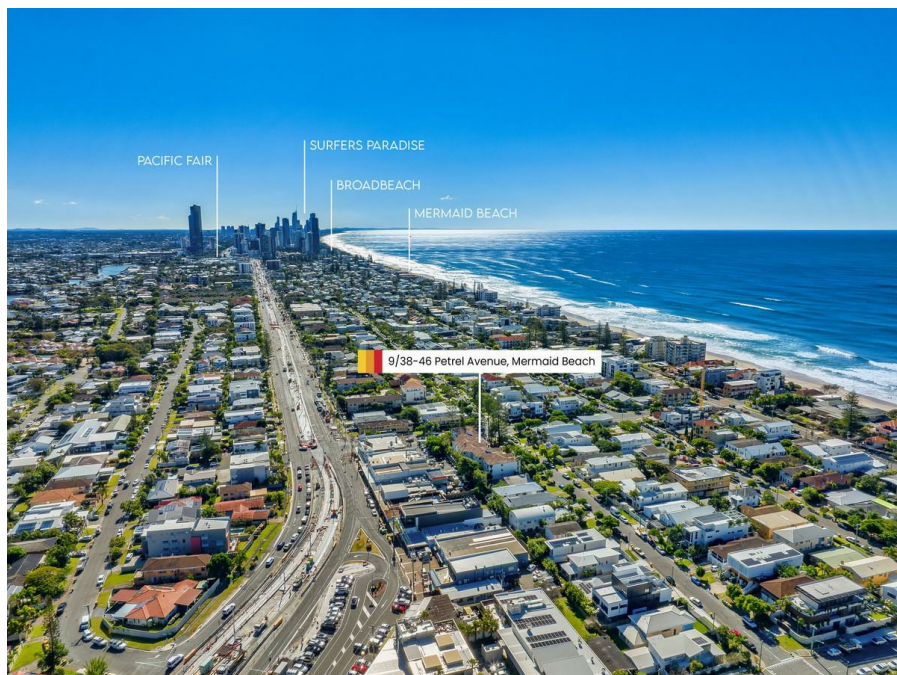


9/38-46 Petrel Ave, Mermaid Beach, QLD 4218

Sold - 18/07/2025

Unit 1  1  1 



## Live the Coastal Dream...Ultimate Lifestyle Opportunity!!

I can almost hear the waves!! This light-filled, apartment is your chance to secure a slice of highly sought-after Mermaid Beach living & just footsteps to Nobby's vibrant cafe precinct and world-class coastline.

**Open for Inspection**

By Appointment.

Situated in the well-maintained 'Beaches on Wave' complex, this one-bedroom apartment offers the ideal low-maintenance lifestyle or a smart investment opportunity with strong rental demand and future growth potential. Whether you're looking to move in, holiday-let, or land bank for the long term, this is a rare find in an unbeatable location.

### Property Features:

- One bedroom with fan and built-in robes and access to a private balcony
- One updated bathroom with walk-in shower and European-style laundry
- Open plan living and dining with split system air conditioning, plenty of natural light, easy care tiles and hybrid flooring throughout.
- East-facing covered balcony & perfect for morning coffee or pre drinks before heading into the vibrant Nobby's precinct.
- Well-appointed kitchen with dishwasher, electric cooktop & ample storage
- Secure underground carpark
- Gated complex of 36 apartments on over 2,000sqm
- Complex facilities include a large swimming pool, BBQ pavilion & outdoor entertaining area

### Location Highlights:

- Just steps to the Nobby's beach and the popular Nobby's dining precinct
- Close to Miami Marketta, Burleigh Golf Course & future Light Rail Stage 3A
- Surrounded by cafes, parks, restaurants, schools, shops & public transport

### Financials:

- Council Rates: approx. \$1,300.99 per half year (\$1,898.06 per Half- Holiday letting council rate ie Airbnb)
- Water Rates: approx. \$444.09 per quarter
- Body Corporate: approx. \$164.71 per week (including 20% discount and temporary special levy)
- Special levy in place for external painting & refer to disclosure statement

### Listed By

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